118.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,500 / 725,500
					USE VALUE:	725,500 / 725,500
					ASSESSED:	725,500 / 725,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
324		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONDS RUSSELL D
Owner 2:	DESMARAIS SAMANTHA
Owner 3:	
Street 1:	324 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURNER SUSAN J -
Owner 2:	-
Street 1:	324 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4621.000	333,900	600	391,000	725,500
Total Card	0.106	333,900	600	391,000	725,500
Total Parcel	0.106	333,900	600	391,000	725,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.73 /Parcel: 342.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76189

GIS Ref

GIS Ref

Insp Date 08/31/18

!9175!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,900	600	4,621.	391,000	725,500		Year end	12/23/2021
2021	101	FV	324,300	600	4,621.	391,000	715,900		Year End Roll	12/10/2020
2020	101	FV	324,300	600	4,621.	391,000	715,900	715,900	Year End Roll	12/18/2019
2019	101	FV	252,100	600	4,621.	396,600	649,300	649,300	Year End Roll	1/3/2019
2018	101	FV	252,100	0	4,621.	296,100	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	230,100	0	4,621.	268,100	498,200	498,200	Year End Roll	1/3/2017
2016	101	FV	240,300	0	4,621.	257,000	497,300	497,300	Year End	1/4/2016
2015	101	FV	234,400	0	4,621.	217,900	452,300	452,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:36:12

LAST REV

Date	Time
11/06/19	10:27:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9175

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER SUSAN J,	72297-380	1	3/5/2019		799,000	No	No		
BATES PAUL G &	67341-172		5/31/2016	Change>Sale	491,000	No	No		
	13126-715		1/1/1977		34,000	No	No		Y

USER DEFINED

Prior Id # 1:	76189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	671	Siding	16,900	C				
9/12/2016	1102	New Wind	7,550	C				
7/14/2016	970	Redo Kit	50,000		7/14/2016			Kitchen remodel, 2
7/14/2016	981	Manual	4,000		7/14/2016			Replace 2 sections

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	SQ Returned	JO	Jenny O
8/31/2018	MEAS&NOTICE	BS	Barbara S
7/18/2017	Measured	DGM	D Mann
7/18/2017	Left Notice	DGM	D Mann
7/18/2017	Permit Visit	DGM	D Mann
3/7/2017	SQ Returned	MM	Mary M
4/1/2009	Measured	372	PATRIOT
4/11/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4621		Sq. Ft.	Site		0	70.	1.21	5									391,040						391,000	

Total AC/HA:	0.10608	Total SF/SM:	4621	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,040	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23856497
Const Adj.:	1.00639176
Adj $ / SQ:	162.043
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453697
Depreciation:	119776
Depreciated Total:	333921

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

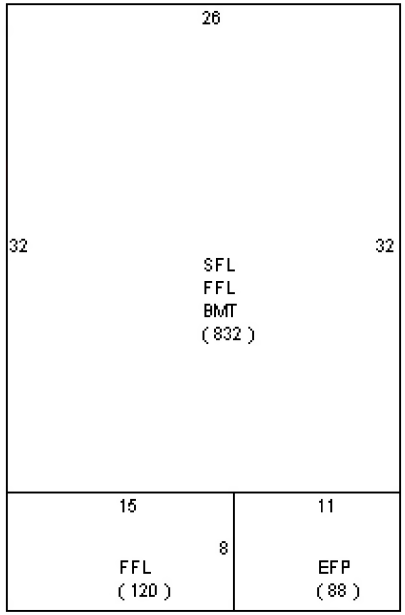
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.04
Special Features:	0	Val/Su Net:	123.48
Final Total:	333900	Val/Su SzAd	187.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	162.040	154,265
BMT	Basement	832	61.250	50,962
SFL	Second Floor	832	162.040	134,819
EFP	Enclos Porch	88	58.530	5,151

Net Sketched Area:	2,704			Total:	345,197
Size Ad	1784	Gross Area	2704	FinArea	2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X13	A	AV	2016	5.13	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

IMAGE

AssessPro Patriot Properties, Inc